



Mota Ranch Reporter

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July 2008

The Mota Ranch Owners Association Newsletter

Townhomes Special Assessment Passed

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MROA

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Inspector of Elections Report

At the Board of Directors meeting held, Tuesday July 15, 2008 Caroline McCormick and Joyce Judy, Election Inspectors reported the following: the ballot measure passed, authorizing: That the Association may levy a Special Assessment of \$13,300 against each Town House Residence Unit and its respective owners, payable in one lump sum without interest or in 60 monthly payments of principal and interest at an interest rate to be determined by the Association's lender. 82 votes were cast, none were eliminated and 51 were in favor of and 31 opposed to passing the special assessment.

Townhomes Special Assessment Payment Due September 1, 2008

The Special Assessment of \$13,300 per Town House Residence Unit will be due and payable on September 1, 2008 if paid in a lump sum, or the first monthly principal and interest payment will be due on September 1, 2008, with 59 additional monthly payments of principal and interest due on the first day of each succeeding month. The Board of Directors is currently shopping banks to find the best interest rate and terms for the loan.

Meeting Schedule

Tuesday, August 19, 2008 – 7:00 P.M.
Tuesday, September 16, 2008 – 7:00 P.M.
 4725 Evora Rd - Room #111 (downstairs)

Architectural Application Needed

Are you planning on making changes to your home? Remember that any exterior modification requires that an ARC form be submitted and approved prior to any work beginning. This includes front and rear yard changes, satellite dishes and paint. To obtain an ARC form, visit the web site at www.motaranch-hoa.com. Or call the management office at (925) 672-2221.

Online Banking

You may now register ONLINE and enjoy the convenience of managing your payments and selecting your own withdrawal date for payment of your assessments. You can make one time payments or set up to pay your monthly assessment up to 12 times (12 months).

You will find that HOA Online Pay is a service that provides a quick and easy way to make your HOA assessment payments and keep track of past online payments. We are pleased that we can offer this service to you as a valued First Bank customer. Please visit WWW.FIRSTBANKHOA.COM

and follow the instructions on the website to register and begin using the new service. To register you will need the account number from your coupon book. If you do not have a coupon book or need further assistance, then please call Licia at ACI (925) 672-2221 x230.

Painting Maintenance

Painting contractors suggest that a good paint job will last five to seven years. Most of the homes within Mota Ranch are approaching the need for painting maintenance. Please take a look at your home. If you can see the wood grain through the paint, then it may be time to paint. If your home needs painting, then please plan to perform this maintenance during 2008.



Remember you must match the original colors exactly or submit a request to the ARC Committee to make a change.

If you need further info or ARC Forms, then please contact the Management Company, (925) 672-2221, or check the web page at www.motaranch-hoa.com.

Violation letters will be sent to all homes that need to complete this maintenance. Please do your part to maintain the standards of a first class development and keep Mota Ranch a lovely community in which to live.

Please place your trashcans out of sight after service.



Thank you!

Fines to be Assessed

Town homes residents do **NOT** throw your trash over the fence into the common area. If you are caught throwing your trash into the common area you will be charged for the clean up fees and fines will be assessed to your account.

Satellite Dish Installation

An Architectural Application is needed prior to installing a satellite dish on your residence. To obtain an ARC form, visit the web site at www.motaranch-hoa.com. Or call the management office at (925) 672-2221.

It has been determined that the best location to install a satellite dish is under the eaves, using a hook mount.



**Pet Owners,
Please scoop
your poop.**

